

Appendix A  
Concurrency  
Management System  
Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

**Appendix A – Concurrency Management System - Goals, Objectives and Policies**

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## Requirement and Purpose

Chapter 163, Part II, Florida Statutes, requires that all local government comprehensive plans require that public facilities and services needed to support development be available concurrent with the impacts of such development. However, the 2011 Growth Management Act, Chapter 2011-139, Laws of Florida, significantly revised the concurrency mandate. The 2011 legislation removed the mandate and allows for the local option for the implementation of transportation, parks and recreation, and public school concurrency. Mandatory concurrency for all local governments remain for potable water, sewer, solid waste, and drainage.

Pursuant to this mandate, policies through this comprehensive plan require that the issuance of development permits be contingent upon the availability of public facilities and services at the levels of service adopted into this comprehensive plan. To successfully implement this requirement, the following general review and monitoring standards and procedures are established as the required Concurrency Management System.

## Public Facilities and Services for Which Concurrency is Required

A concurrency test will be made for the following public facilities and services, for which level of service standards have been adopted in this comprehensive plan:

1. Potable Water
2. Sewer/Wastewater
3. Solid Waste
4. Stormwater Drainage
5. Parks and Recreation (Applies within the cities of Center Hill and Webster and exempt in unincorporated areas of the County)

## Concurrency Standards

To be determined concurrent, a project shall not lower the existing levels of service of public facilities and services below the adopted levels of service within this comprehensive plan. A project will be deemed concurrent if one of the following standards is met:

1. The necessary public facilities and services are in place, or under construction, at the time a development permit is issued;
2. The development permit is issued subject to the condition that all necessary public facilities and services will be in place concurrent with the impacts of the development;

3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development;
4. The necessary public facilities and services are included in the adopted five-year capital improvement program (CIP), subject to the following:
  - a. The CIP includes those improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and planned development; and
  - b. The CIP identifies the year in which actual construction or provision of public facilities or services will occur. The actual construction or provision of the necessary public facilities or services must be within the first three years of the CIP to be utilized for concurrency determination; and

### Concurrency Determination

The County and Cities shall provide level of service information for all required public facilities and services as set forth within this comprehensive plan.

In general, the concurrency test for public facilities and services will compare the public facility capacity needs of a proposed development to the available capacity of public facilities. The following capacity accounting sequence shall be used:

Step A: Current Capacity + Programmed Capacity (within first three years of CIP) = Total Capacity

Step B: Total Capacity – Current Demand – Capacity Reserved = Available Capacity

Step C: Available Capacity – Capacity Required for Proposed Development = Surplus (Concurrent) or Deficit (Not Concurrent)

If the concurrency test indicates the proposed development results in a surplus, then the proposed development meets the concurrency requirement.

If the concurrency test indicates the proposed development results in a deficit, then the proposed development fails the concurrency required and must provide appropriate mitigation to resolve the deficit.

## Concurrency Management Procedures

To ensure concurrency, the County and Cities shall take the following actions:

1. The County's Division of Planning and Development (Division), for the County and the Cities, shall maintain systems and procedures for monitoring capacity and levels of service for all required public facilities and services and to provide the review for all proposed development for concurrency;
2. All required public facilities and services shall be annually monitored, as part of the required annual update to the CIP, for current capacity, demand, and level of service;
3. By request to the Division, a developer may request an informal non-binding concurrency determination for his project. If requested, the Division shall make an informal non-binding concurrency determination. This informal non-binding concurrency determination is for general information only. The Division's informal non-binding concurrency determination shall not be relied on and does not exclude the formal binding concurrency determination through the development review process;
4. During the development review process, the Division shall make a formal binding determination of concurrency. All formal binding determinations of concurrency in which the development is found to fail the concurrency test, the Division shall provide the failing concurrency determination in writing to the development with the details of the concurrency failures and opportunities to resolve the finding of failing of concurrency; and
5. The County's and Cities' land development regulations shall maintain regulations to implement this Concurrency Management System and to further ensure that development permits will only be issued when public facilities and services are available at adopted level of service standards or better concurrent with the impacts of the development.

## Constraints and Adjustments to Facility Capacities

1. No proposed development project shall be allowed more than 50% of the existing excess capacity of a public facility or service with an adopted level of service.
2. Capacities for vested developments may be reserved at less than 100% but not less than 75%.

### Exceptions to Concurrency Requirement

Those developments having statutory or common law vested rights at the time of the adoption of the comprehensive plan shall be exempt from concurrency requirements for issuance of development permits.